

JUSTIFICATION LETTER

VARIANCE

This small 4 residential lot subdivision is under construction. The contractor attempted to pull a permit to build a 6' block wall along O'Bannon Drive to for the side screening walls for APN 163-03-715-001 and 004.

It was discovered at that time that the City of Las Vegas interprets the orientation of the above two lots to be facing O'Bannon, regardless of where the driveway is or where the future home will sit on the lot. As such, it is not permitted to put a 6 foot fence there, only a 2 foot solid fence with an additional 3 foot 50% open fence above that is allowed. The future homeowner is going to think it is the side yard and will expect the privacy and security that a 6' wall provides.

The developer, Ronald Reiss Family Trust, would like to request a variance to allow a 6' block wall to be constructed along O'Bannon to act as these two properties side wall.

We respectfully request approval of this Variance.

Submitted by: Donna Thornton
Donna Thornton, Project Coordinator

Job No. 15-148

VAR-25560
01/10/08 PC